

Catalina Pueblo

Homeowners Association

www.catalinapueblo.com

**CATALINA PUEBLO ASSOCIATION
NOTICE OF ANNUAL MEETING
January 11, 2024
Registration 5:15 – Meeting 6:00
St. Philips in the Hills Episcopal Church
East Murphy Gallery
4440 N. Campbell Avenue**

The Board looks forward to seeing you on Thursday, January 11, 2024, for our Annual Meeting.

Included in this Annual Meeting packet is a ballot for proposed new board members and the proposed 2024 budget. All votes will be made via email or hard-copy ballots mailed or delivered to the secure, locked Board mailbox, 6251 North Calle de Adelita, Tucson, Arizona 85718. Ballots must be received by **January 11, 2024**. According to changes in Arizona law in 2011, there will be no voting by proxy. Once cast, ballots may not be changed. As required, write-in votes are permitted.

A quorum will be established when 36 or more votes have been received.

Attachments to this letter are:

- 2024 Annual Meeting Agenda
- 2024 Ballot with attachments
- 2024 Dues Invoice
- Board Member's Reports recapping 2023
- 2023 Annual Meeting Minutes

Please note 2024 dues must be received or post marked by Wednesday, January 31, 2024. Please mail or deliver your personal/business check, online bill-pay check, or money order to the Association's mailbox – **6251 N. Calle de Adelita**. Payments will also be collected and recorded at the Annual Meeting.

Barbara Eckel, President

6251 North Calle de Adelita • Tucson • Arizona • 85718

2024 ANNUAL MEETING AGENDA

Call the meeting to order:

Quorum established

Announcement of Ballot Results:

- Proposed Board Members
- 2024 Proposed Budget

Questions or comments on submitted reports by board members:

Finances—Pat Weigand, Treasurer
(final 2023 year-end financials handed out at registration)

Vice President—Deborah Perry

Pools—Mike Wattis

Landscaping – Joey Tanner Barbee

Architecture — Milo Meacham

Secretary—Connie Church

President— Barbara Eckel

Question/Answer Period from Homeowners

President, Barbara Eckel remarks

Adjournment

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Catalina Pueblo Association 2024 Ballot

Only one (1) vote per property is permitted.

The results will be tallied and announced during the Annual Meeting of the Catalina Pueblo Association at St. Phillips Episcopal Church, 4440 N. Campbell Ave., East Murphy Gallery, on Thursday, January 11, 2018.

To be counted, this ballot must be signed and received by Association Secretary, Connie Church, no later than 3:00 January 11th. Please deliver or mail to board mailbox **(6251 N. Calle de Adelita, Tucson, AZ 85718)** If you are attending the annual meeting, you may turn in this ballot at the registration table, before **the beginning of the meeting.**

Items to be voted on:

Item 1: Board of Directors Vacancy

The homeowners listed below have agreed to serve, if elected, for the vacant positions on the 2024 Catalina Pueblo Association Board.

_____ **Page Chancellor (3 year term)**

_____ **Daniel Neff (3 year term)**

Item 2: 2024 Budget Approval (attached) _____ Yes _____ No

*Please mail or deliver your personal/business check, online bill pay check, or money order with the postmark date on or before January 31, 2024 to the Association's mailbox– **6251 N. Calle de Adelita**, or bring payment to the annual meeting.*

Voter Name: _____ **Signature:** _____

(please print)

Property Address: _____

2024 Candidate Catalina Pueblo Board of Directors

CatalinaPuebloBoard@gmail.com

www.CatalinaPueblo.com

6251 N. Calle de Adelita, Tucson, Arizona 85718

Page Chancellor



Page Chancellor just recently moved into Catalina Pueblo this summer. However, she is very familiar to the area as her parents have lived in the community for over six years.

Page grew up in Tucson, and been a Wildcat for most of her life - graduating from undergraduate and receiving her law degree from the University of Arizona. She is Managing Partner of Goldberg & Osborne, where she has worked since 1994.

Page has sat on many boards, including Reid Park Zoological Society, Ben's Bells, Mothers Against Drunk Driving, the Vestry at St. Philips in the Hills, White Mountain Country Club, among others. Page was very involved with Girl Scouts of Southern Arizona and was Capital Campaign Chairman several years ago, for that work Page was awarded Southern Arizona's Volunteer Philanthropist of year. She has also received TuNudito's Remarkable Mom.

Page has twin daughters that are currently in their Junior year of college (one at University of Arizona and one at Embry Riddle in Prescott). Page loves the holidays, spending time with her daughters, being with her friends, golfing, and most things outside.

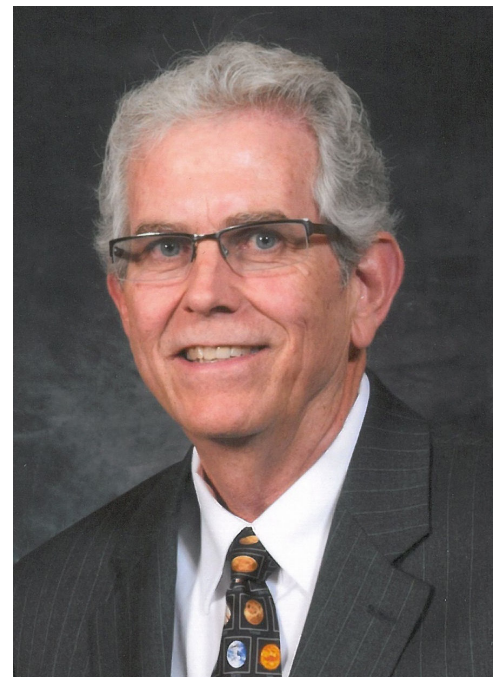
Daniel Neff

Dan and his wife Carolyn moved to Catalina Pueblo in 2021, downsizing from their home in Pima Canyon. Dan moved to Tucson when he was three months old. His parents relocated from Lafayette, Indiana for a drier climate.

Dan attended Rincon High School and the University of Arizona where he received two degrees in Civil Engineering. He is a registered Civil and Structural Engineer. Carolyn moved to Tucson, also from Indiana to attend the UA where she graduated with a degree in Architecture.

In 1986 they helped start up an engineering and architecture company that is now over 37 years old. Many projects have been completed for the mining industry and astronomical telescope enclosures. Dan is currently the Chairman of the company.

They enjoy traveling and University of Arizona sports, particularly as men's basketball season ticket holders for over 40 years.



Catalina Pueblo Association

2024 Proposed Budget 12.17.23

	2024 Proposed Budget with \$250 Dues Increase (equivalent to an increase of \$20.84/month)		2023 Approved Budget	
Income:				
Association Dues	\$	108,000.00	\$	81,000.00
Title Transfer Fees & Penalties/Interest	\$	1,600.00	\$	1,600.00
TOTAL INCOME	\$	109,600.00	\$	82,600.00
Expenses:				
Administrative:				
Postage/Printing/Other	\$	1,000.00	\$	1,000.00
Website	\$	100.00	\$	100.00
Professional Services (Bnkg/CPA/Atty)	\$	3,720.00	\$	3,600.00
Property Tax/Licenses	\$	300.00	\$	300.00
Insurance	\$	4,200.00	\$	3,200.00
Reserve Study	\$	3,000.00		
Reimbursed Expenses				
Subtotal	\$	12,320.00	\$	8,200.00
Neighborhood Infrastructure:				
Contracted Monthly Landscaping (12x\$850)	\$	10,200.00	\$	9,240.00
Landscaping Maintenance, Project & Design	\$	8,600.00	\$	6,000.00
Water Management Project	\$	2,000.00	\$	2,000.00
Roads & Drainage	\$	1,000.00	\$	1,000.00
Security - Covid-19			\$	500.00
Security & Lightbulbs	\$	1,000.00	\$	1,000.00
Subtotal	\$	22,800.00	\$	19,740.00
Neighborhood Social Activites:	\$	6,000.00	\$	5,000.00
Recreational - Pools:				
Routine Services/Chemicals	\$	18,000.00	\$	14,000.00
3 Pools Maintenance, Replacement & Repairs	\$	13,900.00	\$	9,000.00
Southwest Gas	\$	9,200.00	\$	7,500.00
Tucson Electric	\$	7,200.00	\$	10,000.00
City of Tucson Water	\$	4,500.00	\$	4,000.00
Contracted Housekeeping Monthly (12x\$245)	\$	2,940.00	\$	2,640.00
Other (permits/termites/furniture)	\$	2,500.00	\$	2,000.00
Subtotal	\$	58,240.00	\$	49,140.00
TOTAL EXPENSES	\$	99,360.00	\$	82,080.00
Reserve Transfer*	\$	10,240.00	\$	520.00
TOTAL EXPENDITURES AND TRANSFER	\$	109,600.00	\$	82,600.00

Checking Account and Reserve Fund	Checking	Reserve Fund CDs	Reserve Fund Money Market
Ending Balance 12/17/23			
(Final December figures not yet available)	\$ 8,706.53	\$ 77,840.10	\$ 20,140.89

Total Funds from all sources \$ **106,687.52**

*Estimated amount of 2023 Transfer. The actual amount will be the net cash flow at the close of the year.

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Invoice

2023 Balance forward: -0-

2024 Annual Dues: \$1,000

Please make checks payable to: **Catalina Pueblo Association**

Any dues not received by, or postmarked by, January 31, 2024 will be deemed late and assessed a 10% late fee. Starting March 1, 2024, interest will be charged on any unpaid dues and late fees at the rate of 1.5% per month or fraction thereof.

Mail or deliver your personal/business check, online bill-pay check, or money order with the postmark date on or before January 31, 2024 to the Association's mailbox at the address below:

Catalina Pueblo Association
6251 North Calle de Adelita
Tucson, AZ 85718

Please make sure property address and owner's name is clearly marked on your check.

** If you have any questions, please contact Catalina Pueblo Association Treasurer, Pat Weigand, weigand_patricia@yahoo.com or 215-219-7451.

2023 Catalina Pueblo Association Annual Meeting recapping 2022

The annual meeting of the Catalina Pueblo Association was held, Tuesday, January 10, 2023 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. The doors opened at 5:30 and Vice President, Barbara Eckel, called the meeting to order at 6:15. President, Frank Bangs, was unable to attend after testing positive for COVID.

After announcing a quorum with 48 properties being represented, Barbara announced that, by majority vote, Deborah Perry was elected to the board of directors for a 3-year term of office and Connie Church was elected for a 1-year term of office. Barbara also announced the 2023 proposed budget was approved by majority vote.

Board recaps for 2022 were not read as they were distributed to the membership in December. Questions from homeowners were requested.

Pat Weigand, Treasurer:

Final 2022 year-end financials were distributed at check-in before the meeting.

Dan Farrell noted that there is enough money to pay for resurfacing internal roads already in CP's Reserve bank account and questioned the need to continue to build this fund. Mike Wattis (Pools Committee Chairman and Chair of Roads Committee), and Pat Weigand discussed their ongoing analysis of the 2014 Reserve Study and listed line-item repairs/replacements accomplished since 2014. They also discussed future needs and the desirability and long-standing community support for having money in place instead of resorting to emergency assessments.

Gene Gieseler expressed concern for managing water run-off not only in washes but also on our streets. Gene also asked why the roads have not been swept. Mike Wattis assured him that run-off was part of the overall consideration in the road repaving project, and sweeping would be done as the project's first step. Gene expressed his continued disapproval of annual proposed budgets that do not include budgeting the entire \$250 additional dollars per household resulting from the 2015 dues increase from \$500 to \$750. It was noted that prior to the increase, there was not widespread community support for this suggestion and the Board did not implement it as policy.

Jake Hurwitz asked for clarification on the roads project including regrading and material analysis. Mike explained details of the project, his continued effort to secure a second bid, his hope that the project would be started in the coming year, and his promise to keep the community informed. Jake explained his understanding of how CP Reserve Funds versus Operating Capital Funds worked. Pat agreed with his detailed and accurate analysis that Reserve Funds are used for planned Capital Expenditures or emergencies, and monies in the working capital bank account (in our case, Wells Fargo) pays annual expenses. At the end of each year, all monies not used to pay annual expenditures, are transferred to the Reserve Fund, regardless of "Reserve Transfer" approved in the proposed annual budget. In 2022, the budgeted "Reserve Transfer" was \$300, however, the actual amount that will be transferred this month (Net Cash

Flow) is \$20,431.05. Pat noted that the amount actually transferred to the Reserve Fund each year has exceeded the budgeted “Reserve Transfer” line item.

Doug Airulla, CP Treasurer (2015, 2016, 2017), expressed his opinion that the 2014 Reserve Study used “worst case scenario” numbers for repairs and replacements. He wondered how much money we actually need in the Reserve Fund. He raised the possibility of closing two pools rather than fixing them.

Barbara Eckel asked for a show of hands to gauge support for continuing to build Reserve Funds and possibly raising dues. An overwhelming majority of attendees showed support for both.

Barbara Eckel, Vice President

Barbara explained that the Board has continued to keep close track of the COVID situation in Pima County. The Board reluctantly decided to cancel the January Holiday/New Year’s gathering. Unless COVID makes it impractical, a Tapas Tour will be held in March, Cinco de Mayo in May, and a pool party in the fall. A “town hall” gathering is being planned for this spring where Homeowners and the Board can exchange information and ideas.

Barbara asked residents interested in community social events to contact her.

Mike Wattis, Pool Committee Chair

There were no further questions.

Joey Tanner Barbee, Landscaping Chair

Renn Hershey asked about set-backs in the Minera Common Area. Joey explained that this is a complicated issue and that Frank Bangs has spent a great deal of time researching Pima County records and aerial maps trying to define property lines within Catalina Pueblo. The most confusing area is the Minera Common Area. The area immediately outside Renn’s specific backwall is Minera Common Area and the responsibility of the HOA. The HOA is also working on the back entrance to Minera Pool.

Milo Meacham, Architectural Committee Chair

There were no questions.

Connie Church, Secretary

There were no questions.

The project of rebuilding the Catalina Pueblo map (used in the directory and by the Landscape and Architectural Committees) was started after the Board recaps were distributed so Connie took this opportunity to acknowledge and thank Bob Garrett for undertaking this task.

Frank Bangs, President

As circumstances beyond my control prevent an in-person delivery, Barb has kindly agreed to be my mouthpiece:

It’s been my privilege and pleasure to serve the past six years as a member of our Association’s Board of Directors. While I will continue to volunteer as a member of the Rules Committee, the

committee of Posada-adjacent owners seeking a Pima County traffic control plan for that street, and future efforts to enhance the three watercourses crossing Catalina Pueblo—I look forward to spending more time on personal pursuits.

We frequently refer to the Catalina Pueblo “community.” My time on the Board has reinforced my belief that we are entitled to think of ourselves in that way. Almost all the tasks that make the quality of our lives in the Pueblo so enviable are performed by volunteers! And the costs of services we pay for are kept remarkably low.

As a departing Board member, my hat’s off to you: my fellow Board members, those of you who serve on our committees, everyone who sent in their ballots before this meeting, and have or will timely pay their assessments for 2023, the contributors to our amazing newsletter, every owner who invests in the upkeep and appearance of their properties—thank you! You truly make the place we live a community.

Question/Answer Period from Homeowners:

There were no further questions.

The meeting was adjourned at 7:02.